

EUCALYPTUS GROVE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
OCTOBER 14, 2010 (6PM)
AGENDA

1. CALL BOARD MEETING TO ORDER

2. REQUEST BY OWNERS IN ATTENDANCE OR VIA CORRESPONDENCE OR PHONE (unless it's an emergency, it'll be put on next month's agenda)

Each unit has about 3 minutes to address their concern to the Board

#362 – ceiling damage due to rain

#356 - request for covers

#132 – request for lattice work with gate for enclosing patio

#357 – request to trim or remove 2 euc trees

#238 – dogs

3. APPROVAL OF PRIOR MEETING MINUTES (8/27/10 meeting)

4. TREASURER, OFFICERS & COMMITTEES (Bd to consider recommendations & possibly vote...)

See Financial Statement and/or Balance Sheet;

Operating Expenses about 10% below budget

Planting more trees; new landscape at entry area

5. OLD BUSINESS (Board to consider, review and possibly vote on...)

- List of dry rot repair for Sea View: #369 staircase
- #104 (Gardea) moisture in unit;
- 7606 foundation and retaining wall; Per Jeff Haight of Ehlen, plans approved by City in May. Bids received: RD \$32K; Schipper \$162,362; Structural Underpinning \$102K+; Carter \$34,450
- 7602 & 7610 foundation reports & findings by Ehlen; Underwood Const. Mgmt. proposal
- Gates – separate system for pool, exercise, and entry
- Fumigation Bldg 7628 by Lenz \$5,919, re-scheduled for 11/2/10 – 11/4/10, same price
- Unit with 2 dogs; owner will relocate
- SB Marathon scheduled for Saturday, 11/6/10

6. NEW BUSINESS (Board to consider, review and possibly vote on...)

- Draft of proposed budget
- Annual review / audit & tax returns by CPA
- Towing possible abandoned metallic, blue Honda, 3PBN070, expired registration in Phase 3
- Recording liens
- Other items to be put on next month's agenda

7. EXECUTIVE SESSION

- Late payers through end of last month (balances of \$500 or more): 7 units
- Foreclosure / Trustee Sale #213 delayed & rescheduled for 10/20/10
- Trustee Sale #254 scheduled for 8/30/10 was cancelled
- Slab leak repairs at #247

8. ADJOURNMENT (Scheduled meeting – Next Meeting on 11/11/10 @ 6PM)

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Prepared By: Bartlein & Company, Inc., (805) 569-1121 Fax (805) 682-4341
3944 State Street, Suite 200
Santa Barbara, CA 93105
Email: jamesn@bartlein.com